



ISLAND COUNTY SHORELINE MASTER PROGRAM UPDATE

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SHORELINE MANAGEMENT ACT

- Passed 1971
- RCW 90.58
- Requires all counties and most towns and cities with shorelines to develop and implement Shoreline Master Programs
- Establishes the concept of preferred shoreline uses, consistent with controlling pollution, preventing damage to the natural environment, or are unique to or dependent upon use of the shoreline.
 - Single-family residences
 - Ports
 - Shoreline recreational uses
 - Water-dependent industrial and commercial developments
 - Other developments providing public access opportunities
- As much as possible, shorelines should be reserved for "water-oriented" uses, including those that are "water-dependent," "water-related," and for "water-enjoyment."

"The legislature further finds that much of the shorelines of the state and the uplands adjacent thereto are in private ownership; that unrestricted construction on the privately owned or publicly owned shorelines of the state is not in the best public interest; and therefore, coordinated planning is necessary in order to protect the public interest associated with the shorelines of the state while, at the same time, recognizing and protecting private property rights consistent with the public interest. There is, therefore, a clear and urgent demand for a planned, rational, and concerted effort, jointly performed by federal, state, and local governments, to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines."

ABOUT THE SHORELINE MASTER PROGRAM (SMP)

Established under the Shoreline Management Act

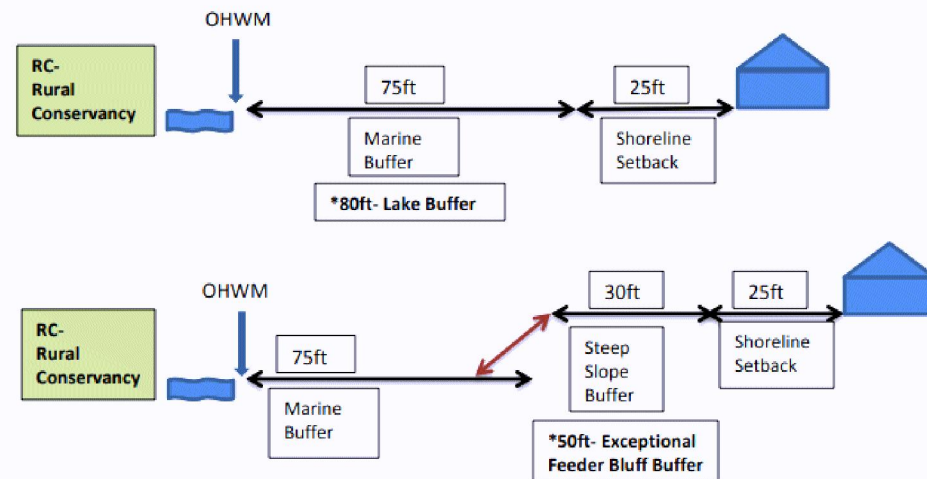
Shoreline Jurisdiction extends inland 200 feet from the Ordinary High Water Mark (OHWM), and also on certain lakes and streams

In Island County, Shoreline Jurisdiction is divided into six (6) different Shoreline Environment Designations (SED), and two (2) distinct overlays in the Shoreline Residential SED

Each SED has different standards for marine buffers, building setbacks, steep slope buffers, and impervious surface ratios

The Shoreline Master Program is jointly adopted by Island County and the Department of Ecology and must be updated on a regular basis

A comprehensive update to the SMP was done in 2016, this update is only a periodic review



KEY TERMS AND ACRONYMS

Shoreline Management Act (SMA)

Shoreline Master Program (SMP)

Ordinary High Water Mark (OHWM)

Shoreline Environment Designation (SED)

Permit Types:

Permitted Uses

- Shoreline Exemption – Limited Review (SHE-LR)
- Shoreline Exemption (SHE)
- Shoreline Substantial Development Permit (SDP)

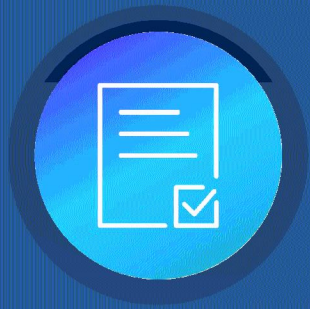
Other Uses

- Shoreline Conditional Use Permit (SCUP)
- Shoreline Variance (SVAR)

Shoreline Environment Designations (SEDs):

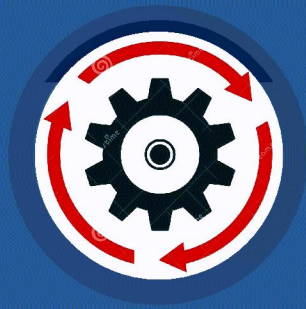
- Natural (N)
- Rural Conservancy (RC)
- Urban Conservancy (UC)
- Shoreline Residential (SR)
 - Shoreline Residential Canal Community (SRCC)
 - Shoreline Residential Historic Beach Community (SRHBC)
- High Intensity (HI)

TASKS



STATE COMPLIANCE

State law, rules, and applicable updated guidance that may trigger the need for local SMP amendments



STAFF INITIATED UPDATES

Code changes implementing staff identified process improvements and language clarifications



SHORELINE MAPPING

Ensuring shoreline jurisdiction is accurately mapped, particularly as it relates to coastal lagoons and brackish wetlands, and Historic Beach Communities



SEA LEVEL RISE

Guidance and best management practices for shoreline property owners and coastal communities

GENERAL TIMELINE AND PROCESS

General Process

- Bring topics and materials to the Technical Review Committee
- Then the Planning Commission
- Then the Board of Commissioners
- In that general order for discussion

Jointly Adopted Ordinance

- Island County and Ecology will hold a joint public comment period (ends April 25th)
- There will be a public comment hearing held during that period (today's meeting)
- Island County will hold a public hearing with the Planning Commission (May 10th) and BOCC (June 22nd) to send the final draft to Ecology for their initial review
- Ecology will send back any comments on the initial draft
- Island County will incorporate Ecology's comments, adopt the ordinance locally through public hearing with Planning Commission and BOCC
- Ecology will adopt the ordinance at the state level

TODAY'S MEETING

Joint Public Hearing Between Department of Ecology and Island County Planning Commission

- After staff presentation, Planning Commission Chair will open the public hearing
- Individuals will be called on to make comments
- Please state your name and address
- Commenters will have 3 minutes to speak
- After all comments are heard, the Chair will close the public comment portion of the hearing
- The Planning Commission may have some time to discuss what they heard, however:
- Staff and the Planning Commission will not be responding to comments today
- The Chair will close the public hearing and the Planning Commission will adjourn
- Staff will compile a matrix of the public comments received at today's hearing and throughout the 30-day comment period
 - Whether the comment was addressed in the draft or not
 - If it was addressed, how it was addressed
 - If not addressed, why it was not addressed
- The matrix will be presented back to the Planning Commission at their next meeting (April 26th)

TODAY'S MEETING

Joint Public Hearing Between Department of Ecology and Island County Planning Commission

- Further comments may be submitted to either:
 - PlanningCommission@islandcountywa.gov (forwarded to PC and Staff)
 - CompPlan@islandcountywa.gov (sent to staff)
- 30-day public comment period to end April 25th
- Comments received after April 25th will still be considered and entered into the record but may not be included in the matrix prepared for the Planning Commission's April 26th meeting



THANK YOU!

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